



Comhairle Cathrach Chorcaí

Cork City Council

Halla na Cathrach, Corcaigh – City Hall, Cork – T12 T997

19-Aug-2026

Longview Estates Ltd.
C/O Ciara Lester
Tom Phillips and Associates
Mathew House
Father Mathew Street
Cork
T12TN56

Re: 26/44849

Permission for a Large Scale Residential Development (LRD) at a site of c. 7.62ha located at Lahardane and Ballincolly, Ballyhooley Road, Cork City. The development will provide for the construction of 262 no. residential units (total GFA c. 25, 427.7 sqm), comprising: (I). 2 no. 4 storey apartment buildings (Blocks A & B) comprising 54 no. apartments (33 no. 1 bedroom &

21 no. 2 bedroom); (II). 3 no. 2-storey apartment buildings (Blocks C, D & E) comprising 14 no. 2-bedroom duplex apartments; (III). 194 no. houses in a mixture of 2-storey terraced, semi detached and mews end of terrace units (34 no. 4-bedroom, 136 no. 3-bedroom, 24 no. 2-bedroom); and (IV). A proposed creche (c. 452.7 sqm) The development will also include: vehicular access points to the east and north of the proposed site connecting to the constructed distributor road to the adjoining Longview Estates (permitted under ABP-306325-20 as amended by CCC Reg Ref 23/42409 / ABP-318904-24 and CCC Reg Ref 25/43863); a pedestrian link to the west; all associated car

parking, cycle parking and bin storage facilities; associated internal roads, pedestrian and cycle paths; public lighting; public open space (c. 14, 362 sqm); communal amenity space; landscaping and boundary treatments; connection to public utilities; drainage and surface water management works including attenuation and swales; all ancillary site infrastructure; ESB sub stations and site development and excavation works above and below ground. The proposed development will be constructed in a series of phases, or one continuous phase in accordance with the phasing plans and construction management plans. The application may be inspected online at the following website: www.lahardanelrd1.ie

At: A site of c. 7.62ha located at Lahardane and Ballincolly, Ballyhooley Road, Cork City

A Chara,

I refer to your application for permission in respect of the above. It is considered that the information submitted with the application is not yet sufficient to enable the Planning Authority to make a decision in this case. Therefore, to enable the Planning Authority give further consideration to your application, you

are requested to submit the following information in accordance with Articles 33(1) and 103 of the Planning & Development Regulations 2001 (as amended):

Part 1 - FI request in accordance with Article 103

The subject application was lodged as a sub-threshold development. In accordance with Article 103, of the Planning and Development Regulations 2001 (as amended), an examination of the nature, size and location of the development has been carried out. That examination concluded that whilst the application was lodged as a sub-threshold development, the proposal is an extension to the authorised development that is currently being executed. The proposed development therefore exceeds a prescribed threshold requires a mandatory EIA in accordance with Schedule 5, Part 2, Class 13 (a) of the Planning and Development Regulations 2001 (as amended).

Accordingly, in accordance with Article 103, please prepare and submit an Environmental Impact Assessment Report. The applicant is further advised that public notice is required in accordance with Article 105 of the Planning and Development Act 2001, as amended.

Part 2 - FI request in accordance with Article 33

1. Updated Documentation

Noting that the Planning Authority has determined that a mandatory Environmental Impact Assessment is required, in accordance with Article 103, the applicant is requested to update any plans, reports or details to take account of any relevant mitigation measures, amendments or modifications to the proposed development required on foot the EIAR and of response to any other matter raised in this request for further information.

2. Housing Mix

Please submit detailed calculations and market-based justification in order to demonstrate compliance with Objective 11.2 and section 11.80 of the Cork City Development Plan 2022 - 2028, as varied. In providing a response please be cognisant of that these sections have been updated. Your response should be based on the text of Variation no. 3 of the Cork City Development Plan 2022-2028, which was adopted on 13th July 2026.

3. Visual Impact

The photomontages and site sections provided to not adequately respond to Item no. 1(a) of the Notice of Opinion. Please ensure that the EIAR to be submitted includes a Visual Impact section. In addition, more varied views showing a higher level of detail of the proposal, including landscaping, and contextual site sections shall be submitted. View locations shall be agreed prior to submission.

4. Level Details

No site survey showing existing levels across the site have been submitted. No indication of the extent of cut and fill proposed is indicated on site sections or elevations. There are few level details on proposed site plan - only FFL no adjacent levels to show topography.

In order to aid in the assessment of this application please submit:

- a. A site survey showing existing levels across the site, and
- b. Updated site sections and elevations to show existing and proposed levels, including full extent of all cut and fill.

5. Unit Type Plan

Some errors and omissions have been noted in the unit type plans submitted. For example, in Drawing ref. no.s 2326-A-200 and 2326-B-201, the floor plans are 'flipped' rendering the text illegible.

Also, unit plans for the apartments, for instance type J-06 on drawing 2326-500 does not match Unit Type J-06 as shown on drawing 2326-A-200.

Similarly, the site plans show that house type B1-02 has a different footprint orientation for unit no.s 2-008 and 2-009 but only one version of the floor plan and elevations has been submitted (Drawings no.s 2326-B2-002-200 and 2326-B2-002-400).

Accordingly, please review all plans and ensure that they are legible and, where mirrored or flipped, that floor plans for every iteration are submitted.

6. Boundary Details

In order to aid in the assessment of the development please submit:

- a. detail as to the extent of the western site boundary fencing and where the openings are located is required, and
- b. a comprehensive layout of the landscape amenity area to the west, including active travel connections to/from the proposed development, illustrating how the two areas relate to each other/interact

7. Residential Amenity - Privacy

The windows on the western elevation of Block C and eastern elevation of Block D will be intervisible with windows serving apartments in Blocks A and B. Please address, noting that the omission of the windows on Block C and the making obscure of the windows in Block D may sufficiently protect amenity.

8. Transportation

- a. The road network serving the southern section of the proposed development requires revisiting to ensure 2.0 metre wide footpaths are provided along the access roads connecting with Longview Estate Distributor Road;
- b. The shared surface streets located with the southern section of the proposed development

requires further details with respect to materials and landscaping to ensure the street looks and feels different to the traditional residential estate roads. Contrasting materials and additional landscaping build-outs shall be considered for these north-south streets.

c. The site layout plan is to be upgraded to include for the following:

- (i) Footpath travelling along the northern and southern boundary of the central public open space opposite residential units 076-072 and 023-027;
- (ii) The provision of a pedestrian crossing on the internal roadway to the northeast of Block E;
- (iii) The provision of a pedestrian crossing opposite the east-west active travel route located within the central green area;
- (iv) The removal of the 8 parking pays from with the public open space opposite residential units 001 and 059-062 and their replacement with 5 parking bays to the west of the substation along the southern boundary of the site.

Please note that the further information to be submitted will include an EIAR. The applicant is requested by the Planning Authority to re-advertise same in accordance with Article 105 of the Planning and Development Regulations 2001 (as amended).

In addition, should further information be submitted, in accordance with Article 33, that could materially or significantly alter the proposed development, the applicant will be requested by the Planning Authority to re-advertise same in accordance with Article 35(1) of the Planning and Development Regulations 2001 (as amended).

Please note that the statutory period for dealing with your application is suspended pending receipt of this information. Please ensure that information is addressed to the undersigned.

Please note that all submission in response to this further information request must be in **quadruplicate**.

Important Note:

It should also be noted that the appropriate period for determining the application will only commence from the date that this request for further information is complied with.

This request for further information is without prejudice to any decision the Council may take, either to refuse permission or to grant permission, with or without conditions.

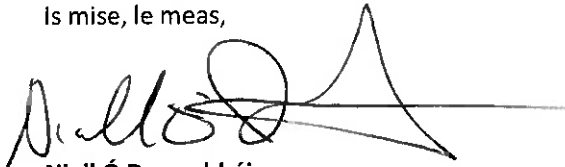
Please note that your application shall be declared to be withdrawn if all the further information as required above is not submitted within 6 months of the date of this letter.

However, the planning regulations allow the planning Authority to agree an extension of the six-month limit by a further three months. Any request to the planning authority to agree an extension of three months should be made in writing prior to the expiry of the six-month period.

For LRD applications, your application shall be declared to be withdrawn if all of the further information as required above is not submitted within 2 months of the date of this letter.

However, the planning regulations allow the planning authority to agree an extension of the two-month limit for LRD's by a period not exceeding six months, where the request for further information relates to an environmental impact assessment or appropriate assessment or both. Any request to the planning authority to agree an extension of the 2 months for LRD's should be made in writing prior to the expiry of the two-month period.

Is mise, le meas,

A handwritten signature in black ink, appearing to read 'Niall Ó Donnabháin', with a long horizontal line extending to the right.

Niall Ó Donnabháin

Director of Service

Planning and Integrated Development Directorate

